

Standard Specifications

FLOOR SYSTEM:

- ❖ Floor joists 2x8/2x10/Nascor @ 16" o.c.
- ❖ Sub Flooring 3/4" T&G plywood or Advantech glued & screwed; 3/4" SE plywood @ Unfinished 2nd Floors
- ❖ Bridging One row bridging

EXTERIOR FRAMING AND SHEATHING:

- ❖ Walls 2x6 SPF 16" o.c. 8' wall framing
- ❖ Plates Dbl 2x6 top plate
- ❖ Sheathing 7/16" OSB exterior wall
- ❖ Insulation 6" R19 unfaced fiberglass w/ foam gaskets @ electrical boxes; poly vapor barrier
- ❖ House wrap Typar with Typar Tape

INTERIOR FRAMING AND DRYWALL:

- ❖ Walls 2x4 SPF stud grade @ 16" o.c.
- ❖ Drywall 1/2" – Prime Painted (Antique White)
- ❖ Insulation 3 1/2" R-11 unfaced fiberglass @ stairway(s) and bath wall(s)
- ❖ Marriage Walls 2x4 SPF stud grade 16" o.c. w/ 7/16" OSB sheathing
- Roofs:**
 - ❖ Truss 5/12 engineered truss @ 16" o.c
 - ❖ Rafter 2x8 base rafter w/2x6 top flip @ 16" o.c. 2x6/2x8 collar ties –2x4 kneewall
 - ❖ Sheathing 7/16" OSB
 - ❖ Underlayment Aquabar 15 w/ Ice & Water Shield
 - ❖ Shingles 30 year Class A CertainTeed, Architectural
 - ❖ Ventilation Ridge vent & continuous vinyl soffit
 - ❖ Insulation Truss Roofs – R38 Ceiling Insulation (loose cellulose), spray on vapor barrier
Rafter Roofs – R38 Ceiling Insulation (kraft faced fiberglass) to kneewalls
 - ❖ Overhangs 10 1/2" Eave Overhangs; 3" Gable Overhangs
 - ❖ Fascia Aluminum Fascia
- Ceilings:** 1/2" primed sheetrock

EXTERIOR: SIDING, WINDOWS, DOORS, AND TRIM

- Siding:** CertainTeed Mainstreet, Dbl 4" vinyl (Lifetime Warranty)
- Corners:** 4" Vinyl corners to match siding color
- Shutters:** 15" Mid America @ Front Elevation
- Windows:** Paradigm Single Hung White Vinyl with grids (Lifetime warranty)
- Exterior Lights:** Seagull polished brass @ each door, double at front door
- Exterior Doors:** 6-Panel Fiberglass front door (Therma-Tru Smooth Star, Jeld-Wen Smooth Pro or Masonite Belleview Smooth) w/ adjustable threshold, kick plate, and peep sight; 9-lite rear door painted to match shutters. (20 year warranty on Therma-Tru and Jeld-Wen doors; Lifetime warranty Masonite doors)
Paradigm Sliding Glass doors where applicable
20 Minute fire doors at garage entries
- Locksets:** Schlage (Lifetime warranty on mechanics)

INTERIOR STAIRS

- Stair System:** 36" Carpet Grade boxed stairs w/ Antique White painted skirt boards (no basement stairs provided)
- Railing:** 6' Post to Rosette stained oak handrail @ one side w/ Antique White painted balusters

FLOORING, INTERIOR DOORS, AND MOULDING

- Flooring:**
 - ❖ Resilient Sheet Armstrong "Initiator" Vinyl No-Wax (5 year warranty)
 - ❖ Carpet Shaw, Dashing w/ 8lb bonded pad (10 year warranty)
- Interior Doors:** 6-Panel Masonite Painted w/ (3) Stanley mortised hinges and solid pine jambs. Marriage wall doors to be split jambs
- Locksets:** Schlage privacy locks @ baths and bedrooms (Lifetime warranty on mechanics)
- Mouldings:** Painted Antique White (semi gloss)
 - ❖ Windows 2 1/2" Colonial casing / pine jamb - WM351
 - ❖ Doors 2 1/2" Colonial casing - WM351
 - ❖ Base 3 1/2" Colonial - WM8385A

CABINETS AND VANITIES

- Kitchen:**
 - ❖ Cabinets Merrilatt Spring Valley Oak - Square (flat panel w/ concealed hinges) drawer base cabinets and corner base lazy susan where applicable (25 year warranty)
Wilsonart/Pionite/Formica 290 full wrap
 - ❖ Countertop
- Bath:**
 - ❖ Cabinets Merrilatt Spring Valley Oak - Square (flat panel w/ concealed hinges), drawer base cabinets (25 year warranty)
Wilsonart/Pionite/Formica 290 full wrap
 - ❖ Countertop
 - ❖ Accessories Chrome towel bar, tissue holder; mirror & chrome 3-bulb light bar @ each lavatory

HEATING AND PLUMBING

- Waste/Vent Lines:** Schedule 40 PVC
- Water Lines:** PEX tubing stubbed
- Heat Lines:** Slant Fin 2000 Series hot water base board (3 year warranty); PEX tubing stubbed
- Kitchen:**
 - ❖ Sink Elkay Elite Dayton 8" deep stainless steel double bowl (Lifetime warranty)
 - ❖ Faucet Symmons single lever handle, spray (Lifetime warranty)
- Bath:**
 - ❖ Lav Kohler china w/overflow
 - ❖ Faucet Symmons single lever handle (Lifetime warranty)
 - ❖ Tub 60" Lasco 1 piece tub/shower (3 year warranty)
 - ❖ Toilet Kohler "Wellworth" 1.6 gal. water saver

ELECTRICAL

- Service Panel:** Square D Homeline 200amp, 40-40 Circuit
- Lights:** Seagull Colonial or similar polished brass & white
Wire for paddle fan/light (35 lb) at Living Room
Wire for 50 lb light @ Dining Room
Slide type dimmer switches where applicable
- Bath Exhaust:** Broan-Nutone fan/light combo
- Range Hood:** Broan-Nutone 30" w/dual speed fan/light
- Smoke Detector:** First Alert, SA9120BCN, AC/DC wired to basement, w/ battery back up (10 year warranty)
- Receptacles:** GFI protected @ kitchen & bath counters, w/ separate circuit; exterior GFI receptacles @ front & rear; Arc Fault protection @ bedrooms
- Phone and TV:** 2 Standard Phone Jacks and 2 Standard Cable Jacks
- Face Plates:** White Face Plates @ all receptacles, switches & jacks

Note: Keiser Homes has a policy of continuous improvement on its products and reserves the right to change materials and specifications without notice.